



HOUSING AND OPPORTUNITY ASSESSMENT – UTAH COUNTY

Sustainable Communities Grant

Bureau of Economic and Business Research,
University of Utah



Opportunity Assessment Includes



- Fair Housing and Equity Assessment (FHEA)
- Regional Analysis of Impediments (RAI)

Does Not Address Directly:

- Affordable Housing Plan Required by the State



Why an FHEA?



- Required of all Regional Planning Grantees – *“It is one of the few deliverables that each regional planning grantee must complete.”*
- Statutory Obligation.
- Inform Planning.
- Identify Underserved Communities & Disparities.
- Enhance Access to Opportunity; a Shared Value.
- Economic Benefits; Household, City and State.



Three Elements of the FHEA



- **Data** - (1) Background, (2) Concentration of Minorities, (3) Concentration of Poor Minority, (4) Disparities in Opportunity, (5) Fair Housing Infrastructure and (6) Physical Infrastructure
- **Deliberation** - Engage Key Groups and Underrepresented Communities
- **Decisions** - The Bridge; Action Plan to Implement Priorities Expanding Opportunity



Background: Demographic Change Through a Fair Housing Lens (Source: U.S. Census Bureau)



Category	1990		2000		2010	
	Count	Share	Count	Share	Count	Share
Orem						
Total Population	67,561		84,324		88,328	
White (Not Hispanic)	63,913	94.6%	73,076	86.7%	68,433	77.5%
Black (not Hispanic)	85	0.1%	267	0.3%	524	0.6%
Asian	661	1.0%	1,202	1.4%	1,688	1.9%
Hispanic/Latino	2,040	3.0%	7,217	8.6%	14,224	16.1%
Minority	3,648	5.4%	11,248	13.3%	19,895	22.5%
Persons with Disabilities			9,752	13.1%	7,546	9.5%



Orem: Change in Selected Protected Classes

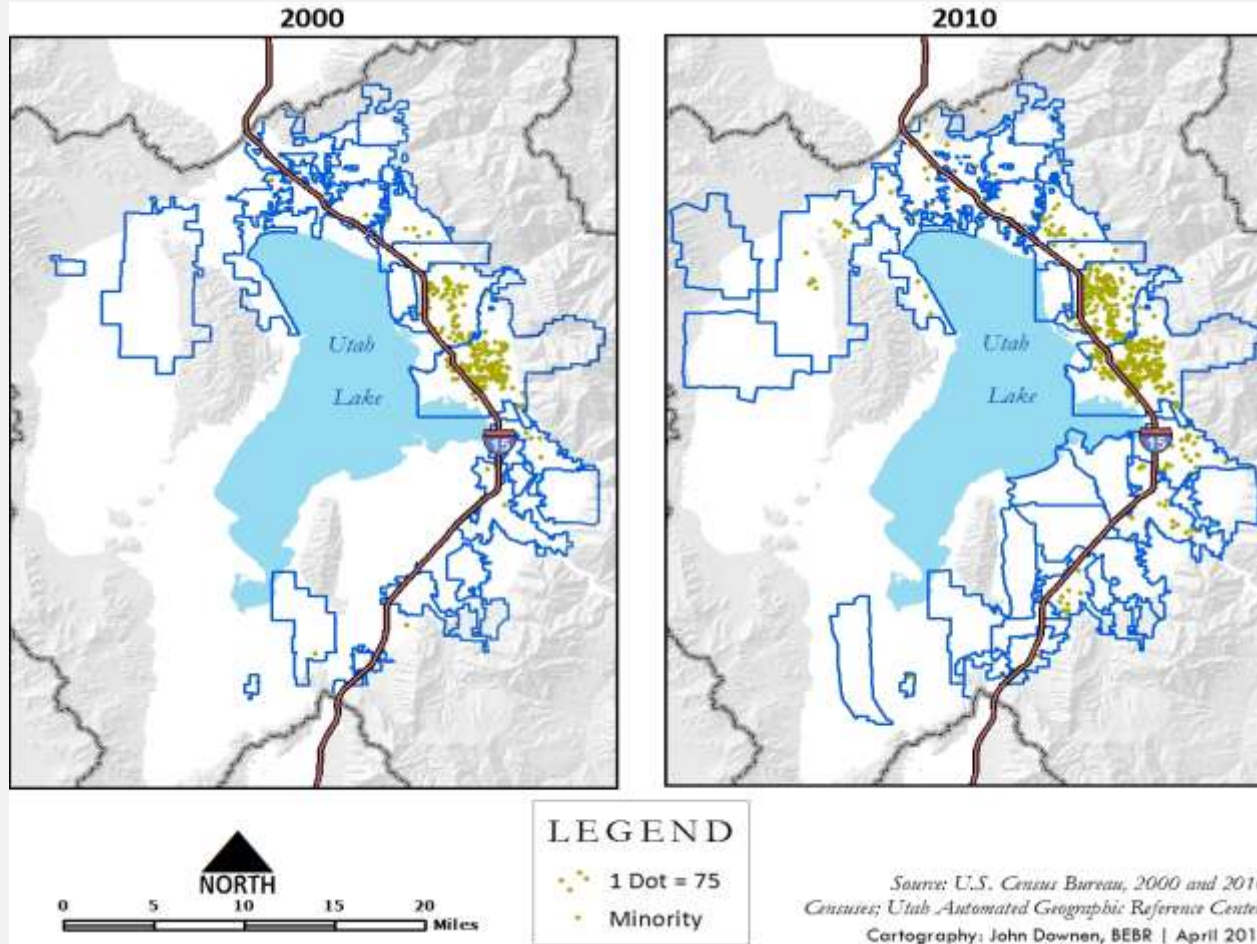
(Source: U.S. Census Bureau)



Category	1990		2000		2010	
	Count	Share	Count	Share	Count	Share
Total Households	17,584		23,382		25,816	
Households with Children under 18	10,435	59.3%	12,150	52.0%	11,589	44.9%
Households with Persons over 65	2,813	16.0%	3,935	16.8%	5,058	19.6%
Single Parent with Children Under 18	1,344	7.6%	1,829	7.8%	2,018	7.8%
Large Families (5 or more persons)	6,027	34.3%	6,774	29.0%	6,263	24.3%
Owner-Occupied Housing Needs	11,934	67.9%	15,685	67.0%	16,121	62.4%
Renter-Occupied Housing Needs	5,650	32.1%	7,697	32.9%	9,695	37.6%



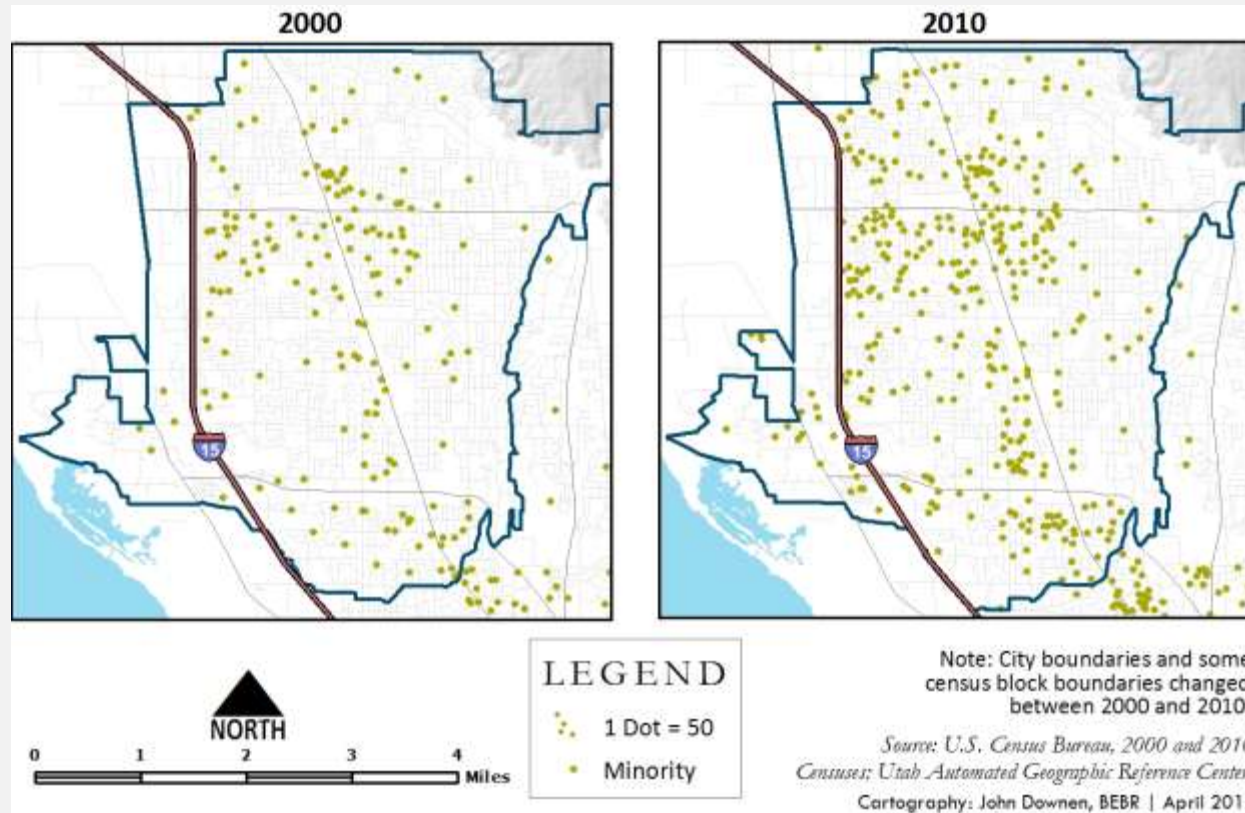
Change in the Concentration of Minorities – Utah County



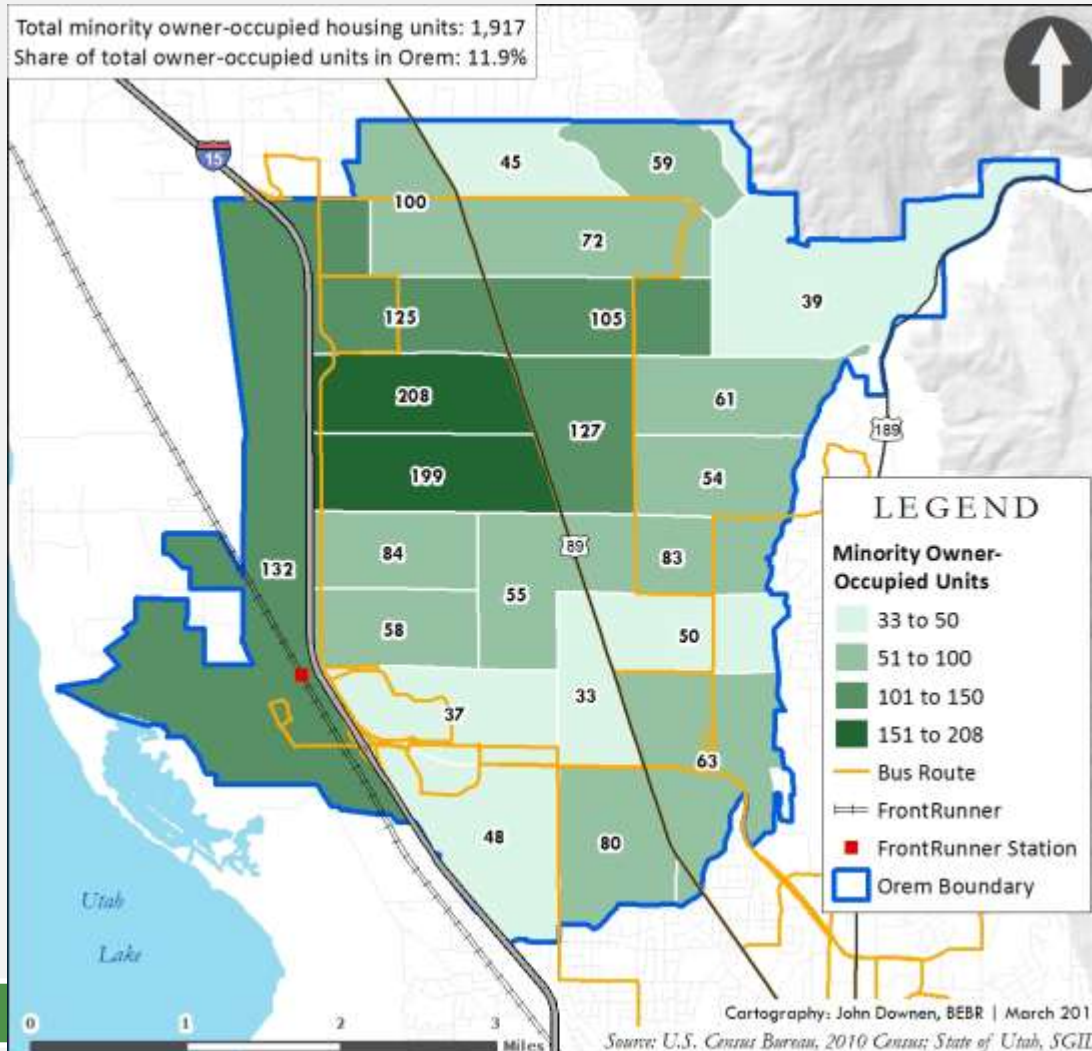
Source: U.S. Census Bureau, 2000 and 2010
Censuses; Utah Automated Geographic Reference Center.
Cartography: John Downen, BEBR | April 2012



Minority Concentration in Orem



Orem: Minority Homeowners by Tract



Orem: Minority Renters, Selected Tract



Select a Map to Display

- Total Hispanic Population
- Total Minority Population
- Total Hispanic Households
- Total Minority Households
- Hispanic % of Total Population
- Minority % of Total Population
- % of Householders Hispanic
- % of Householders Minority
- % Hispanic Householders - Renters**
- % Minority Householders - Renters
- % NH White Householders - Renters
- % Hispanic Householders - Owners
- % Minority Householders - Owners
- % NH White Householders - Owners
- Hispanic Householders - Renters

17.4 to < 31.76

31.76 to < 46.12

46.12 to < 60.48

60.48 to < 74.84

74.84 to 89.2

Map of Orem City showing census tracts. Census Tract 7.03 is highlighted in purple, indicating 73.6% Hispanic Householders - Renters.

Orem City Tenure and Ethnicity 2010

by Census Tract

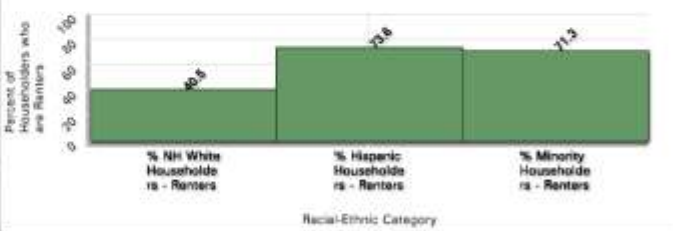
Select a census tract from the map to view bar charts. To move around map, select the hand button underneath the map zoom controls. To go back to tract selection you must first click the middle of those three buttons.

NH means Non Hispanic. "Minority" category includes Hispanics and all others who are NOT white alone and not hispanic.

Households in Tract by Race/Ethnicity and Tenure



Percent of Householders Who Rent by Racial-Ethnic Group



name	Owner Occupied - Hisp Householder	Owner Occupied - Minority Householder	Owner Occupied - NH White Householder	Renter Occupied - Hisp Householder	Renter Occupied - Minority Householder	Renter Occupied - NH White Householder	% Hispanic Householders - Renters	% Minority Householders - Renters	% NH White Householders - Renters	Ratio % Householders Who Rent - Hisp:NH	Ratio % Householders Who Rent - Minority:NH	% Hispanic Householders - Owners	% Minority Householders - Owners	% NH White Householder
Census Tract 9.01	103	127	570	209	238	780	72.2	72.7	68.1	1.34	1.35	27.7	27.3	41.9
Census Tract 7.05	82	126	1,058	80	131	696	48.5	31.2	32.8	1.43	1.67	53.5	49.8	67.4
Census Tract 22.04	80	133	525	57	101	450	35.2	43.8	45.0	0.85	0.86	61.2	56.4	58.4
Census Tract 7.03	76	105	712	212	261	485	73.6	71.3	40.5	1.82	1.78	26.4	28.7	58.5
Census Tract 11.08	67	94	823	18	36	139	21.2	26.3	19.2	1.16	1.40	79.8	73.2	81.9

Export Data... Move Selected Items to top Clear Selection

1 Records Selected

RCAP/ECAP: Count of Poor Individuals in - Orem

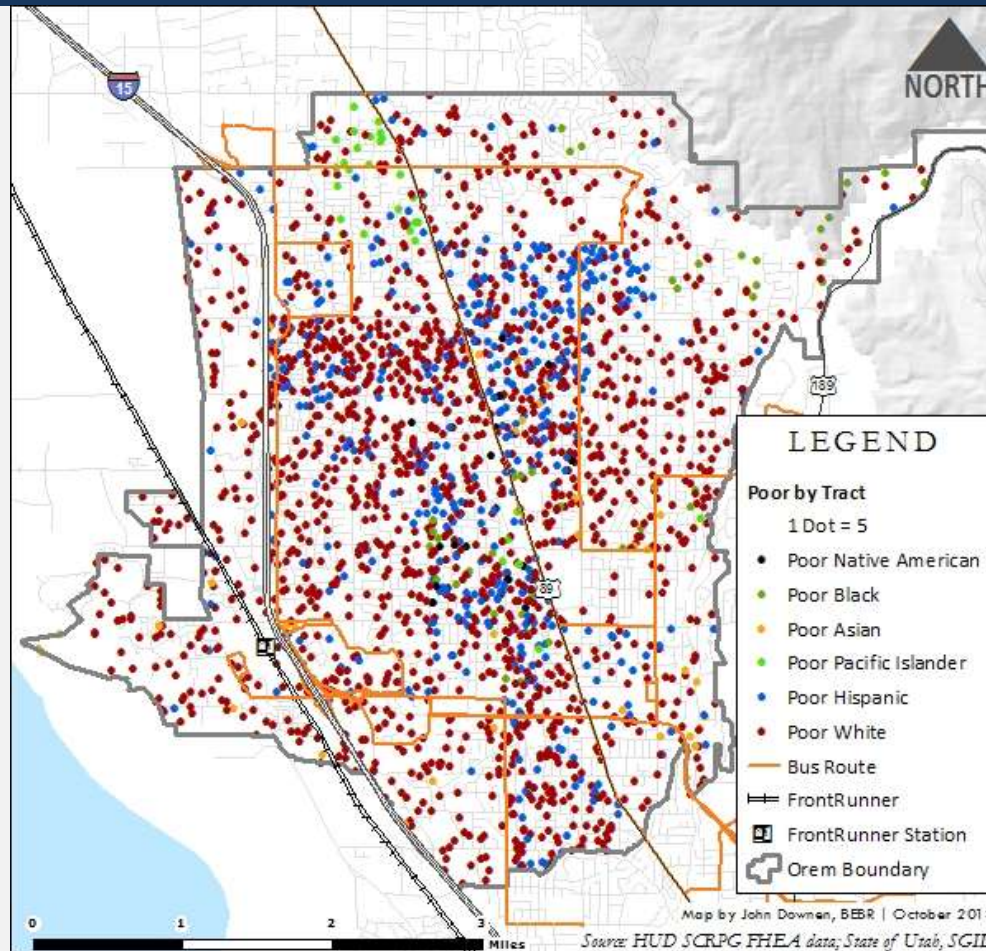
(Source: U.S. Census Bureau)



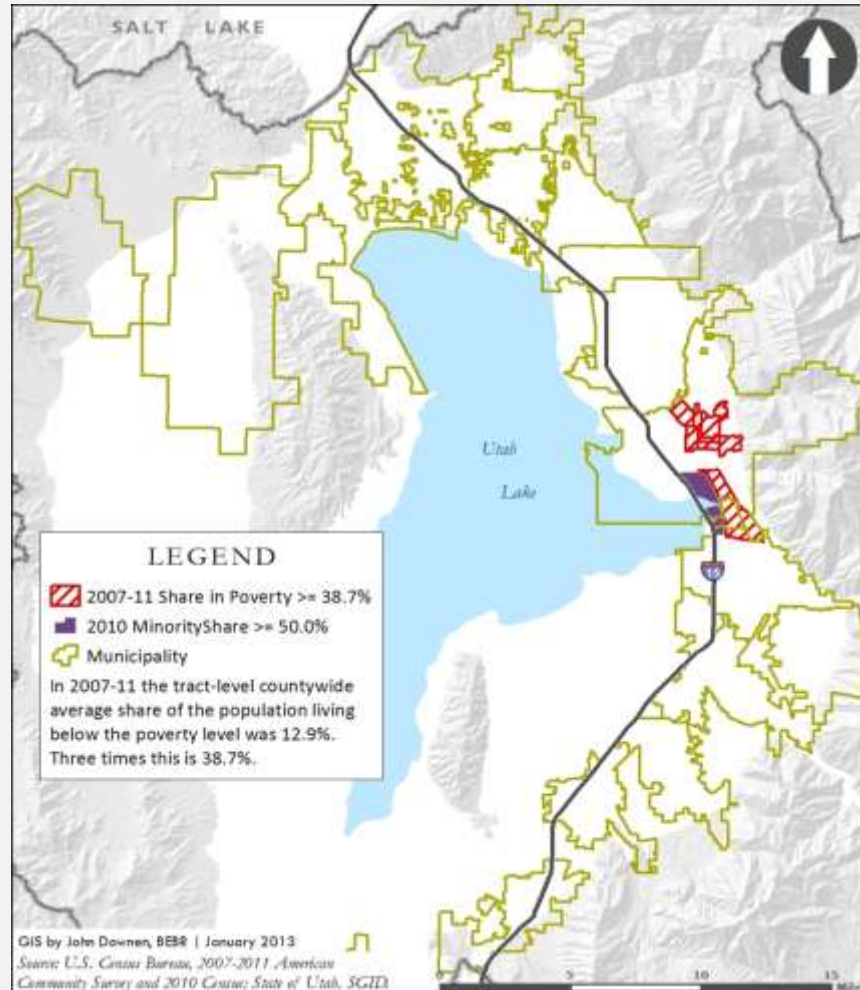
Orem	Poor	Total	% Poor	Share
Total	11,199	90,574	12.4%	100.0%
White	8,156	75,722	10.8%	72.8%
Minority	3,043	14,852	20.5%	27.2%
Hispanic	2,375	11,169	21.3%	21.2%
Asian	196	1,657	11.8%	1.8%
Black	213	662	32.2%	1.9%
Native American	108	775	13.9%	1.0%
Pacific Islander	151	589	25.6%	1.3%



Orem: Poor by Tract - Orem

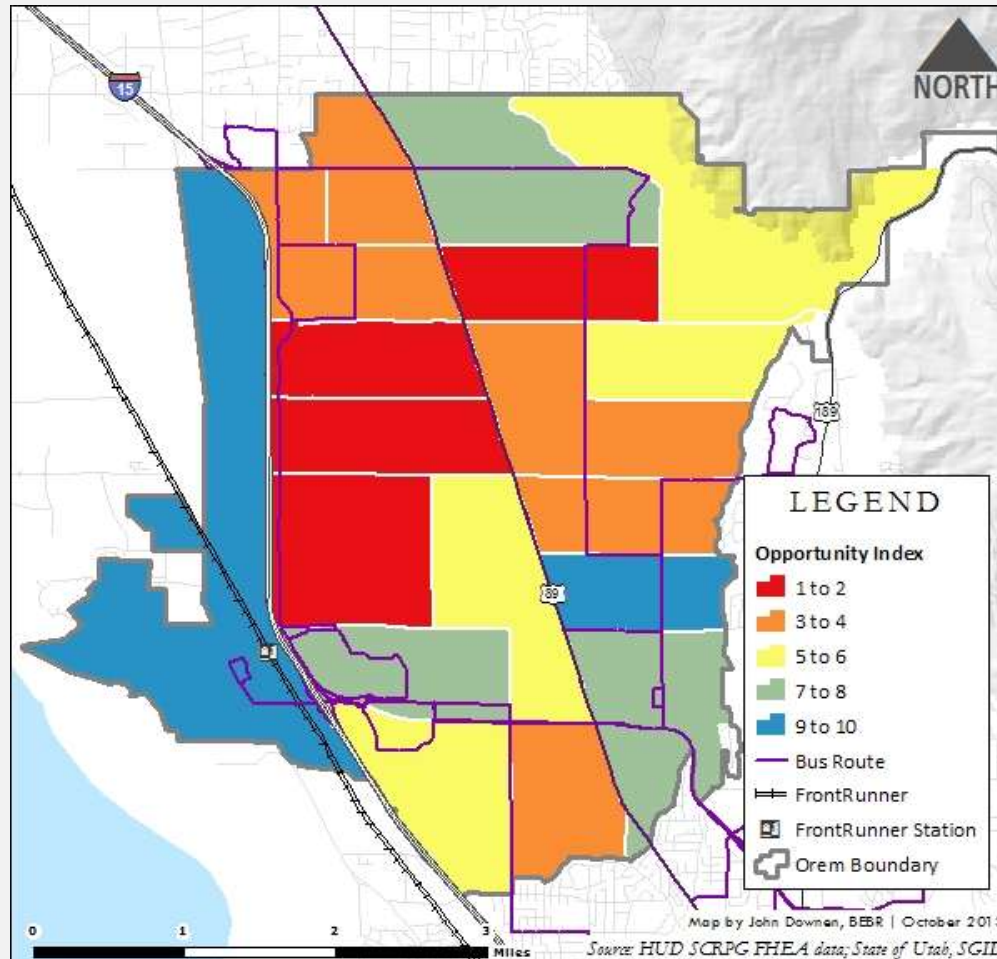


No RCAP/ECAP in Utah County



Disparities in Opportunity: Orem

Opportunity Index (1-2 Opportunity Poor to 9-10 Opportunity Rich)



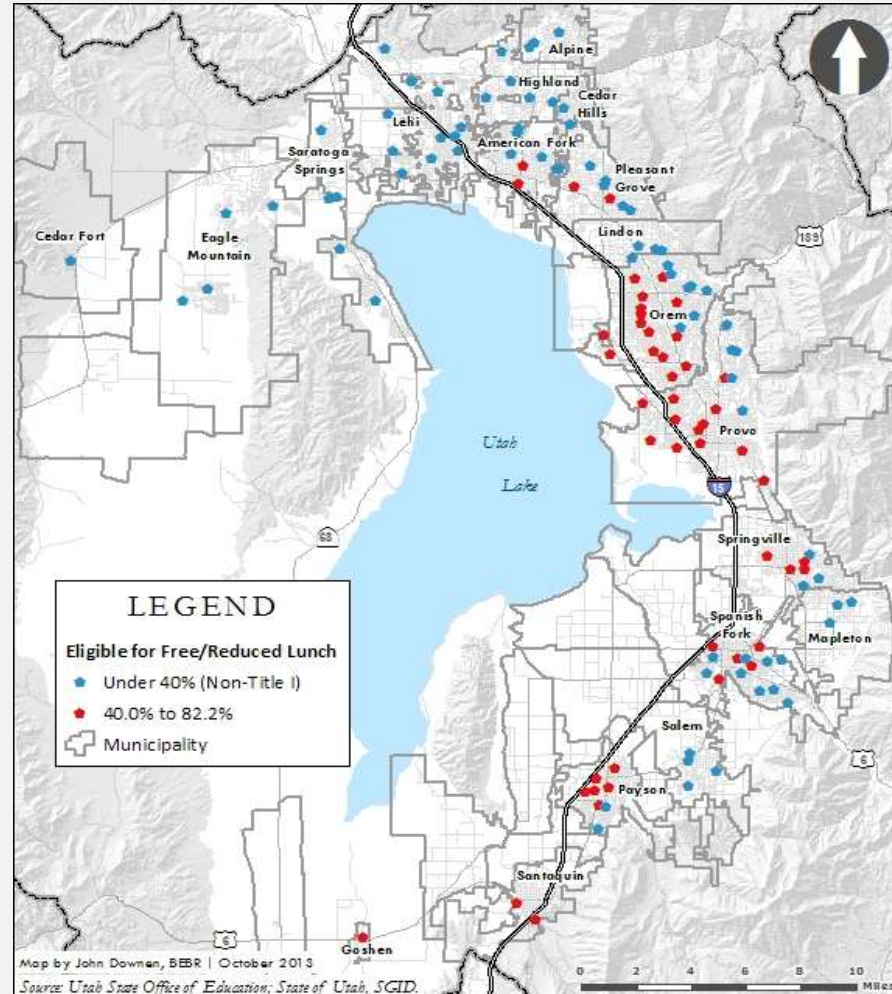
Dimensions of Opportunity



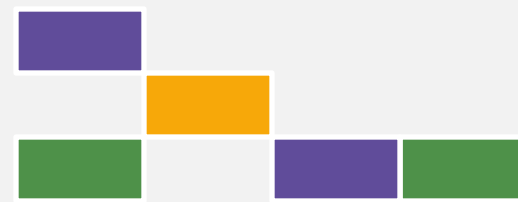
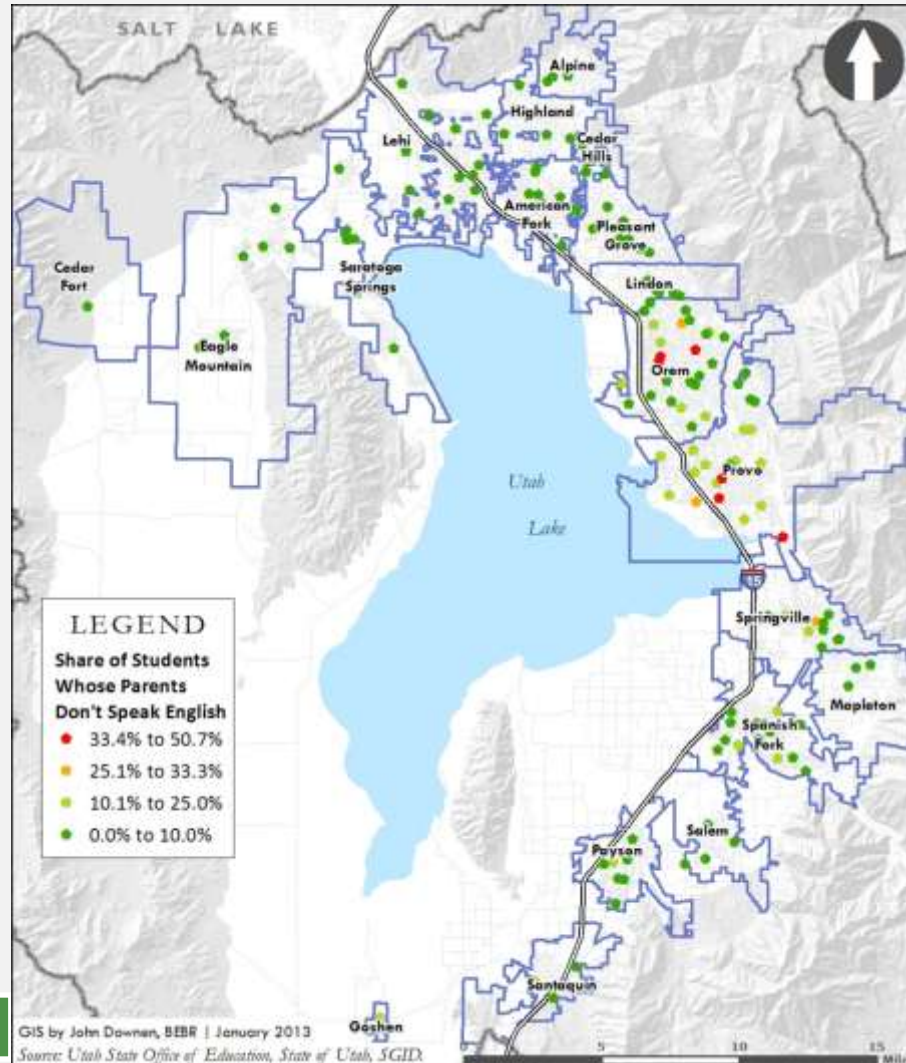
- School Proficiency Index
- Poverty Index
- Job Access Index
- Transit Index
- Labor Market Engagement
- Health Hazards Exposure
- RCAP/ECAP



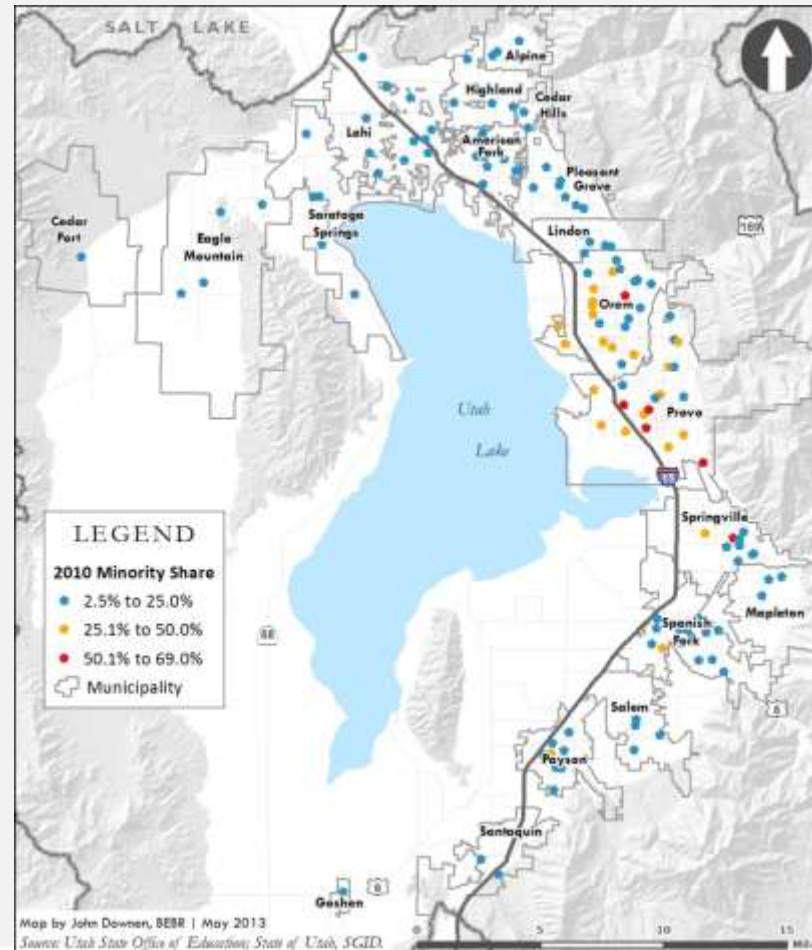
Title I Schools in Utah County



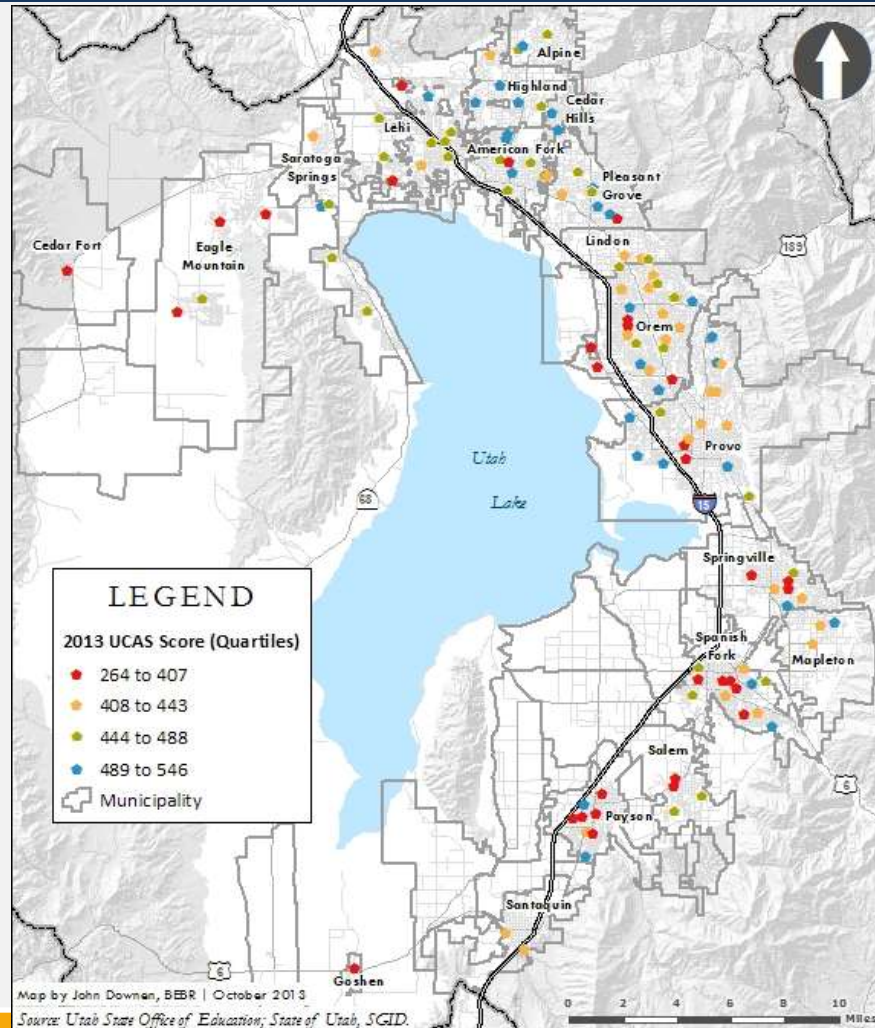
Percent LEP Parents by School – Utah County



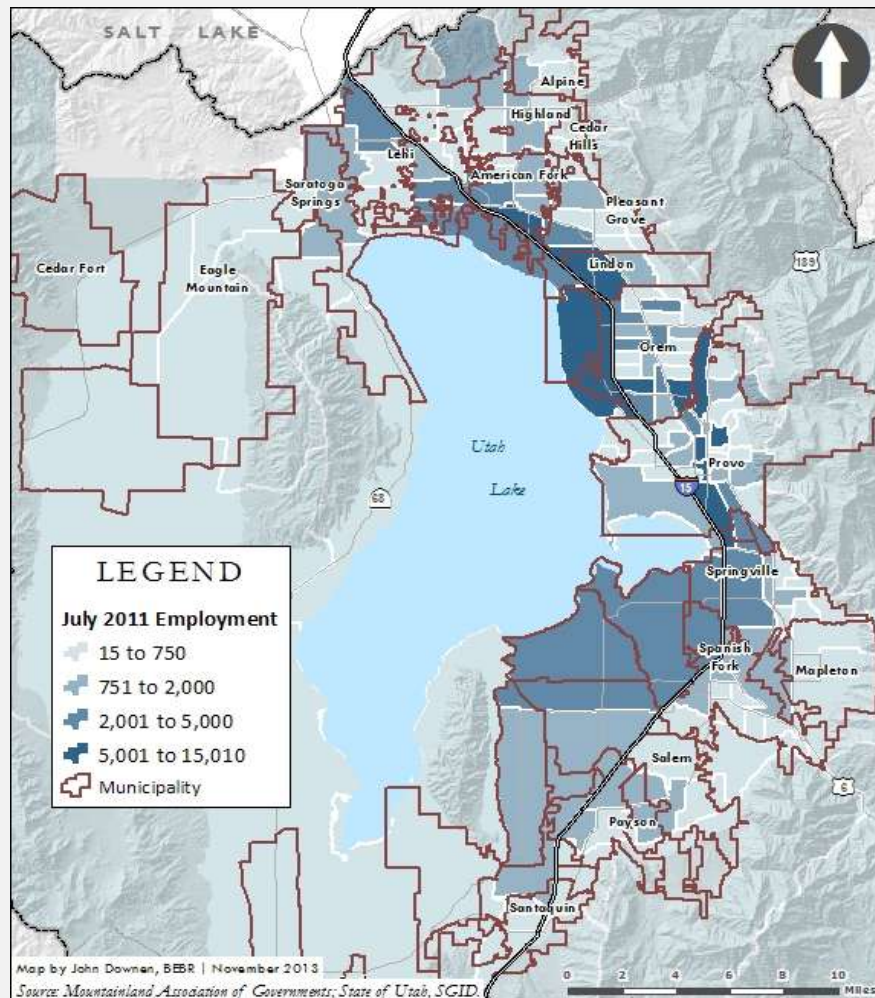
Minority Share of Student Body by School



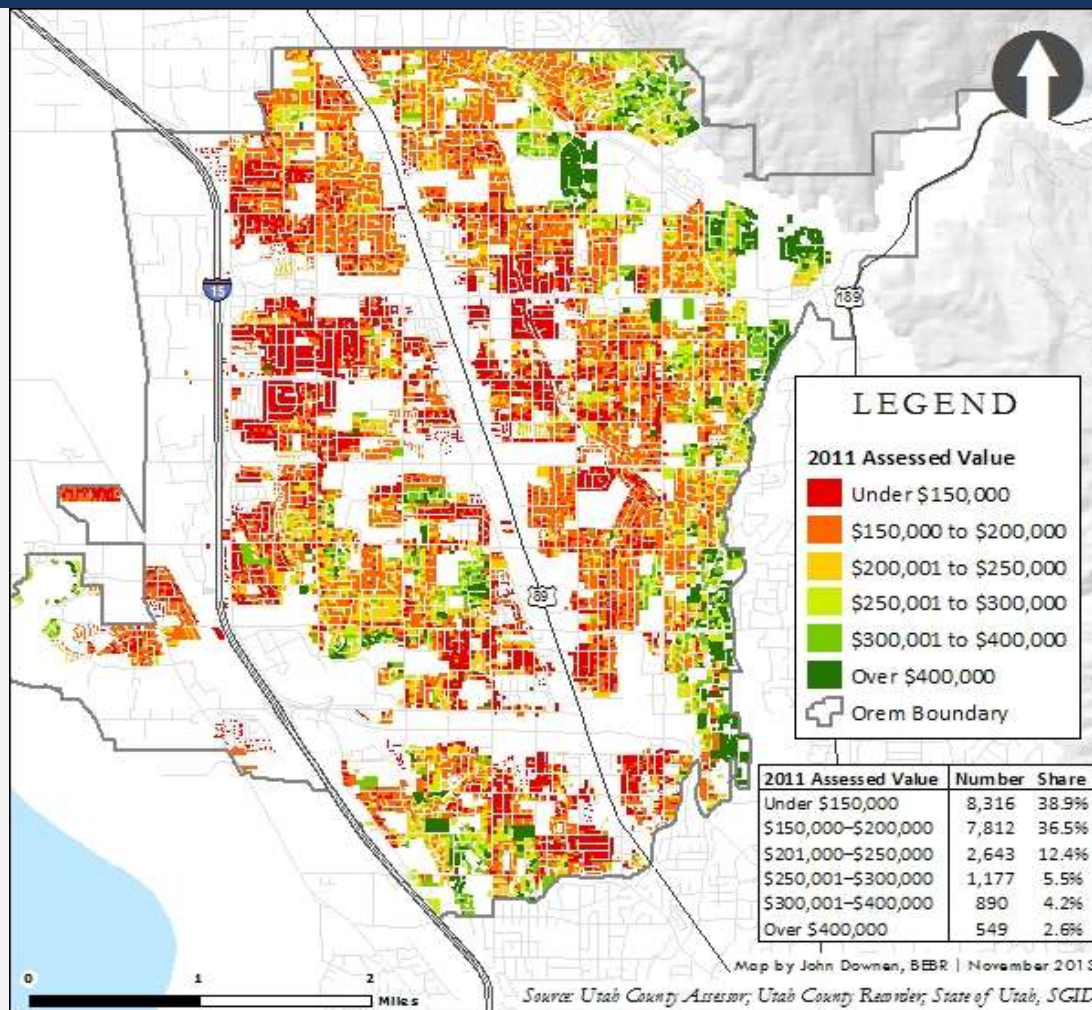
Test Scores by School – Utah County



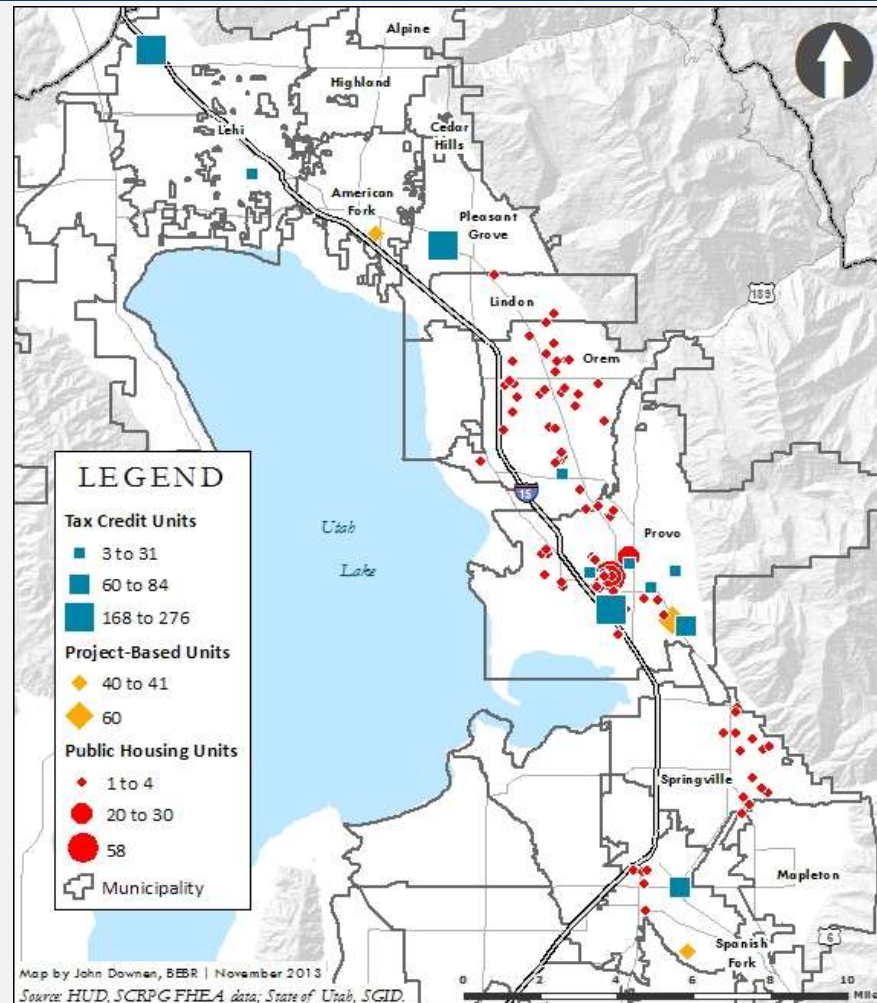
Employment by Census Tract



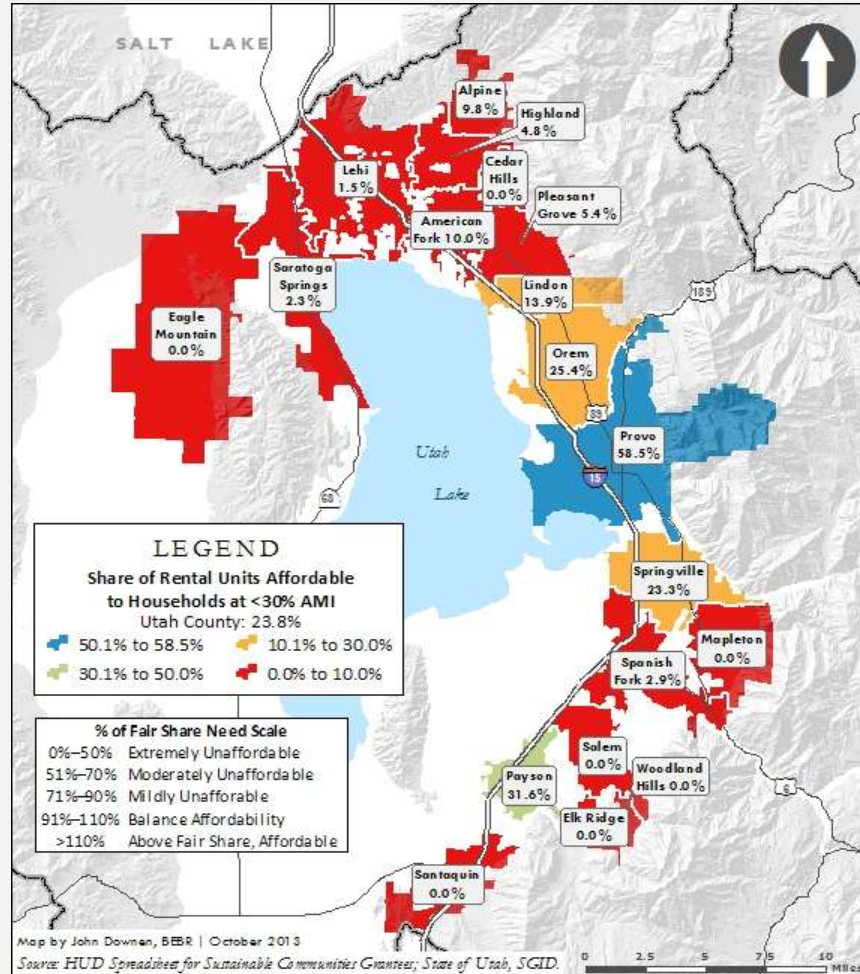
Owner Occupied Housing by Price in Orem



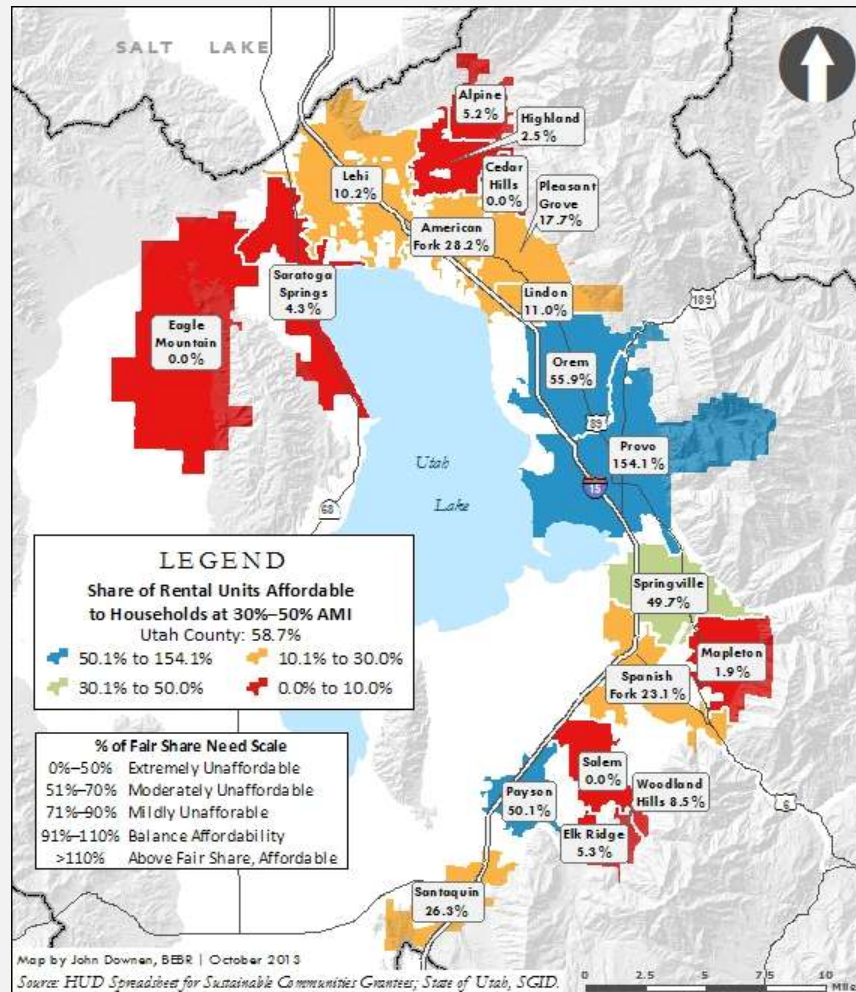
Rent Assisted Apartment Projects in Utah County



% of Rental Unit Need Met for Extremely Low Income Renters (<30% AMI)



% of Rental Unit Need Met For Very Low Income (30%-50% AMI)



Deficit/Surplus of Affordable Rental Units – 2010 (Income 30-50% HAMFI)

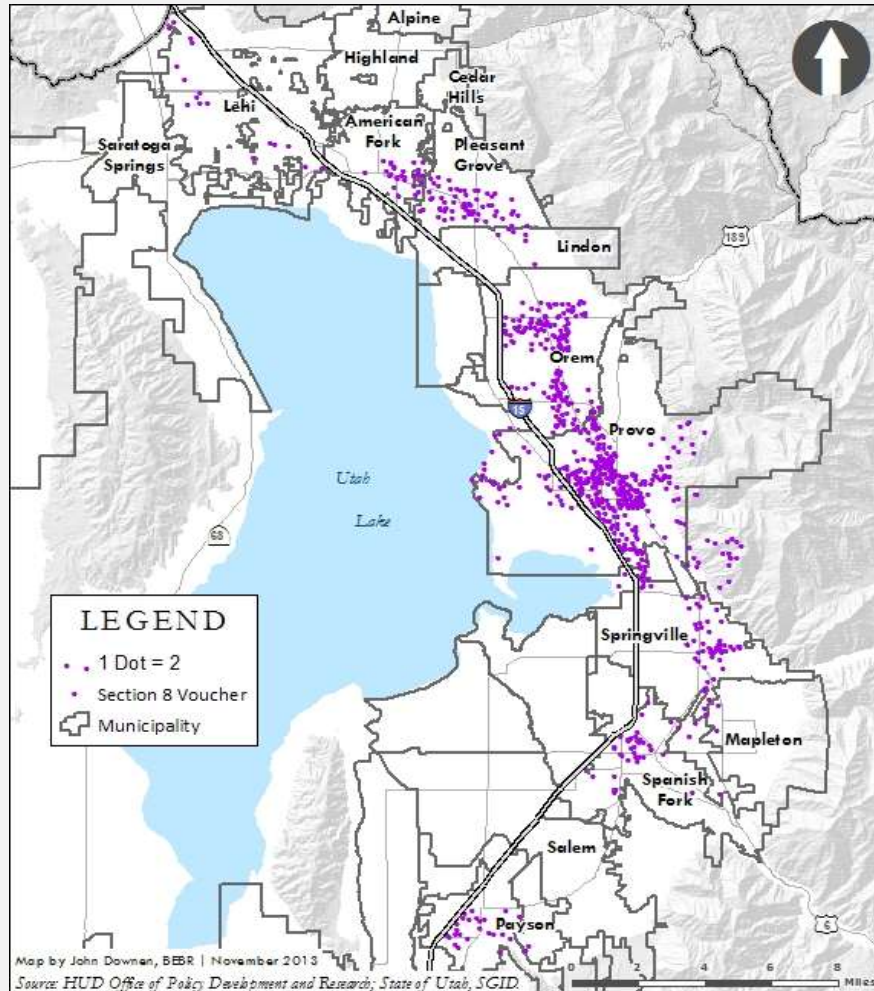


	Deficit/Surplus		Deficit/Surplus		Deficit/Surplus
Alpine	-274	Lindon	-241	Santaquin	-168
American Fork	-611	Mapleton	-208	Saratoga Springs	-311
Cedar Hills	-223	Orem	-1,373	Spanish Fork	-714
Eagle Mountain	-507	Payson	-268	Springville	-470
Elk Ridge	-71	Pleasant Grove	-860	Woodland Hills	-43
Highland	-385	Provo	2,017		
Lehi	-1,106	Salem	-189		

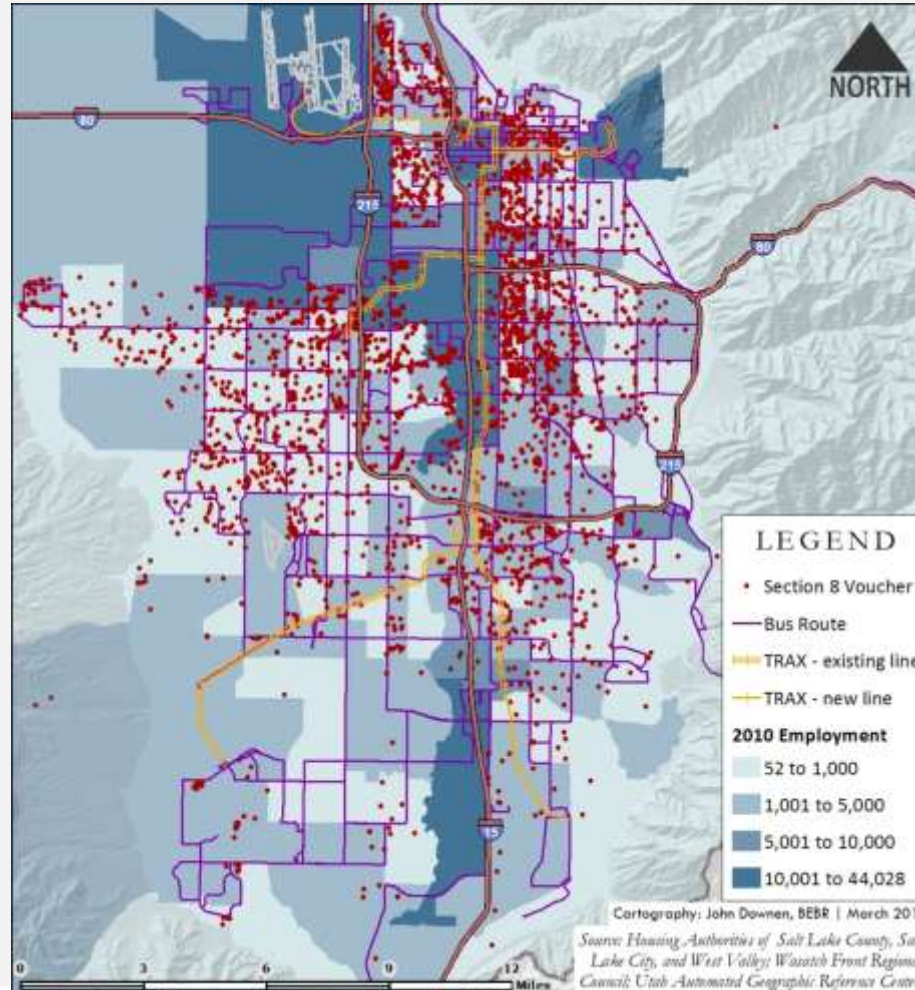
Source: HUD CPD website.



Voucher Holders in Utah County



Voucher Holders, Transportation and Job Centers – Salt Lake Co.



Regional Analysis of Impediments (RAI)



- “As currently conceived, the FHEA is quite similar to the Regional AI in scope and content, and it is our hope that HUD's Regional Planning grantees will take the extra steps needed to transform their FHEAs into Regional AIs.
- For local CDBG and HOME entitlement communities, opting into the Regional AI will allow them to forgo submitting their own AI while helping to address their own housing equity issues in a more comprehensive and collaborative way than was previously possible..”



Elements of RAI



- Regional Impediments
 - Public Policy – Housing Plans, Housing Authorities, Fees, Incentives, RDA, Public/Private Partnerships, etc.
 - Zoning Ordinances: Siting, Price Diversity.
 - Fair Housing Infrastructure.
 - Private Sector, HMDA.
- Local Impediments: Entitlement Cities and County.

